

APPROVAL OF CONSENT AGENDA

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/(954)797-1101

PREPARED BY: David M. Abramson, Acting Deputy Planning and Zoning Manager

SUBJECT: Site Plan Application: SP 9-3-06/06-108/Doral Campus Office Park/Generally located on the northeast corner of University Drive and Northwest 33rd Street.

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SP 9-3-06/06-108/Doral Campus Office Park

REPORT IN BRIEF: The subject site is 4.90 Acres (approximately 213,318 sq. ft.) in size and is located on the northeast corner of University Drive and Northwest 33rd Street. The subject site is adjacent to land use designations of Residential 5 DU/Acre to the north, Residential 16 DU/Acre to the east, Commercial to the south and west. Additionally, the subject site is adjacent to Nova Homes Two (Single-Family Residential Development) zoned R-5 to the north, Las Palmas @ Davie (Multi-Family Residential Development) zoned RM-16, Medium High Dwelling District to the east, Riviera Commercial Park zoned B-2, Community Business District to the south, and right-of-way (Northwest 80th Avenue) zoned A-1, Agricultural District to the west.

The proposed site plan application is for three (3) separate two-story office buildings consisting of approximately 27,552 sq. ft. (Total 82,656 sq. ft.) on the subject site. A proposed 5' sidewalk connection located along the western boundary line provides access to an existing sidewalk along University Drive. Additionally, the petitioner has proposed crosswalks throughout the subject site allowing safe internal movement to and from buildings.

The architecture of the proposed three (3) two-story office are exactly the same and reflect a typical Florida Mediterranean design including clean horizontal/vertical lines and elements. The exterior of the building is painted with the following colors: Fine Wine (Light Burgundy), Likeable Sand (Beige), Polite White (White), and Country Square (Dark Green). Storefront glass windows in aluminum frames are located on the first

floors, while large glass windows are grouped on the second floors. Minimal tower features, altering in height, with concrete barrel tile roofs are located at the entrances of each building and overhanging the sidewalk. The remaining portion of the roof is flat with a concrete barrel tile mansard.

The proposed site plan provides vehicular access into the subject site via existing internal parking aisles associated with the Riviera Commercial Park. After vehicular traffic enters the subject site, it may

maneuver around proposed buildings thru two-way parking aisles. The site plan meets the requirements of Land Development Code by providing (233) standard spaces, (46) compact spaces, and (7) handicapped spaces for a total of (286) parking spaces.

The proposed three (3) separate two-story office buildings can be considered compatible with both existing and allowable uses of Commercial and Residential adjacent to the subject site.

PREVIOUS ACTIONS:

CONCURRENCES: At the August 7, 2007 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to staff recommendations as well as the following: 1) applicant needs to note on page A-4 the existence of the awnings and column caps; 2) on sheet A-2.0, add openings with double doors from main entrance into the lobby elevator that will be accessed from the main entrance next to the handicapped parking; 3) add decorative stamped-concrete walkways in front of the dumpster to match the other walkway parking areas, and eliminate the decorative walkways that connect to the adjacent building; 4) all perimeter lighting shall be noted that all light fixtures will be shielded of cut-off type; 5) make spelling corrections where required on SP-1, most notably the wall; 6) note that mansard roofs show on all four sides of all the buildings on all the plans; 7) awning material be provided so that it matches the rendering; 8) if applicant adds rear doors in the future, then a sidewalk would need to be added in the center of the 15-foot island to the rear parking areas; 9) all columns on the exterior of the building shall have a minimum of eight-inch projection or relief; 10) the color rendering that was provided today shall be reproduced and made an exhibit to the site plan package for the Council and for the final. **(Motion carried 3-0).**

Staff has no objections to Site Plan Committee recommendations.

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition(s) shall be met prior to final site plan approval:

1. Denote all material (i.e. awnings) within the schedule, as well as illustrate all colors and their location on each elevation for Sheet A-4.0.
2. Provide a letter from each of the agencies below ensuring Town of Davie concurrency will be met with the proposed development prior of issuance of any building permit:

Potable Water: *Applicable Utilities Department*

Sanitary Sewer: *Applicable Utilities Department*
Transportation: *Engineering Division*
Drainage System: *Applicable Water Control District*
Recreation: *Parks and Recreation Department*
Solid Waste: *Applicable Waste Management Company*
Police: *Police Department*
Fire: *Fire Department*

Attachment(s): Staff Report, Site Plan

Exhibit “A”

Application: SP 9-3-06/06-108/Doral Campus Office Park

Original Report Date: 7/30/07

Revision(s): 8/8/07

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Lori English
Doral Campus, LLC
Address: 1627 Brickell Avenue, Suite 901
City: Miami, Florida 33129
Phone: (786) 426-9680

Petitioner:

Name: Peter R. Gallo, P.E., President
Landplan Engineering Group, Inc.
Address: 5100 Northwest 33rd Avenue, Suite 150
City: Coral Springs, Florida 33071
Phone: (954) 341-2581

Background Information

Application Request: The petitioner requests site plan approval for three (3) separate two-story office buildings consisting of approximately 27,552 sq. ft. each (Total 82,656 sq. ft.)

Address: 3501 South University

Location: Generally located on the northeast corner of University Drive and Northwest 33rd Street

Future Land Use Plan Map: Commercial

Existing Zoning(s): B-2, Community Business District

Proposed Zoning(s): n/a

Existing Use(s): Vacant Parcel

Proposed Use(s): General Office (total of approximately 82,656 sq. ft.)

Parcel Size: 4.90 Acres (approximately 213,318 sq. ft.)

Proposed Density: n/a

		<u>Surrounding Land</u>		
<u>Surrounding Use(s):</u>		<u>Use</u>	<u>Plan</u>	<u>Map</u>
		<u>Designation(s):</u>		
North:	Nova Homes (Two), Single-Family Homes	Residential		5
DU/Acre				
South:	Riviera Commercial Park	Commercial		
East:	Las Palmas @ Davie, Multi-Family Homes	Residential		16
DU/Acre				
West:	Right-of-way (Northwest 80 th Avenue)	Commercial		
<u>Surrounding Zoning(s):</u>				
North:	R-5, Low Medium Dwelling District			
South:	B-2, Community Business District			
East:	RM-16, Medium High Dwelling District			
West:	A-1, Agricultural District			

Zoning History

Related zoning history:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous requests on same property:

Site Plan Modification Application (SP 11-1-99), On January 1, 2000, Town Council approved a site plan modification to “The Village Centre at Davie”

Delegation Request (DG 1-4-99) On February 3, 1999, Town Council approved (R99-044) a revision to the restrictive note of “Riviera Commercial Park North Plat.”

Site Plan Modification Application (SP 6-1-98) On November 4, 1998, Town Council approved a site plan modification to “The Village Centre at Davie.”

Site Plan Application (SP 11-4-95) On February 7, 1996, Town Council approved “33rd & University Gas & Oil.”

Delegation Request (DG 12-1-95) On January 20, 1995, Town Council approved (R 95-373) a revision to previously approved “Riviera Commercial Park North” subdivision plat.

Plat Application, On October 16, 1985, Town Council approved (R 85-199) subdivision plat “Riviera Commercial Park North.”

Concurrent request(s) on same property:

Delegation Application (DG 9-1-06, *Doral Campus Office Park*), the petitioner requests approval to amend the restrictive note on the “Riviera Commercial Park North Plat” from “This plat is restricted to 13,065 square feet of commercial on Parcel 1 and 24,800 square

feet of commercial, 68,400 square feet of day care and 2.53 acres commercial recreation on Parcels 2-5” to “ This plat is restricted to 13,065 square feet of commercial on Parcel 1, 12,800 square feet of commercial (no fast food restaurants, convenience stores, day care or bank uses allowed) in Building 1 and 2, 22,400 square feet of office

(Buildings 5-9), 14,400 square feet of day (Buildings 3,4, and 10) and 2.53 areas commercial recreation and, 82700 square feet office (proposed) on Parcels 2-5. No commercial/retail or bank uses permitted within the office uses without the approval of the Board of County Commissioners who shall view these uses for increased impacts.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(5)), the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-54 and 12-83), Conventional Nonresidential Development Standards for B-2, Community Business District, minimum lot area 52,500 sq. ft., minimum lot frontage is 200', minimum lot depth is 200', maximum height is 35', maximum building coverage (ratio) is 40%, and minimum open space requirement is 30%.

Land Development Code (Section 12-208 (A)(22)), Offices, business, professional, governmental, financial institutions and commercial banks, Telemarketing centers. One (1) space for each three hundred (300) square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is 4.90 Acres (approximately 213,318 sq. ft.) in size and is located on the northeast corner of University Drive and Northwest 33rd Street. The subject site is adjacent to land use designations of Residential 5 DU/Acre to the north, Residential 16 DU/Acre to the east, Commercial to the south and west. Additionally, the subject site is adjacent to Nova Homes Two (Single-Family Residential Development) zoned R-5 to the north, Las Palmas @ Davie (Multi-Family Residential Development) zoned RM-16, Medium High Dwelling District to the east, Riviera Commercial Park zoned B-2, Community Business District to the south, and right-of-way (Northwest 80th Avenue) zoned A-1, Agricultural District to the west.

The proposed site plan application is for three (3) separate two-story office buildings consisting of approximately 27,552 sq. ft. (Total 82,656 sq. ft.) on the subject site. A proposed 5' sidewalk connection located along the western boundary line provides access to an existing sidewalk along University Drive. Additionally, the petitioner has proposed crosswalks throughout the subject site allowing safe internal movement to and from buildings.

The proposed site plan illustrates a 10' x 20' dumpster enclosure with 8' high concrete walls along the southern internal parking aisle. Lastly, the site plan provides for three (3) 10' x 35' loading zones, as required by code, parallel to the front of each office building.

2. *Architecture:* The architecture of the proposed three (3) two-story office are exactly the same and reflect a typical Florida Mediterranean design including clean horizontal/vertical lines and elements. The exterior of the building is painted with the following colors: Fine Wine (Light Burgundy), Likeable Sand (Beige), Polite White (White), and Country Square (Dark Green). Storefront glass windows in aluminum frames are located on the first floors, while large glass windows are grouped on the second floors. Minimal tower features, altering in height, with concrete barrel tile roofs are located at the entrances of each building and overhanging the sidewalk. The remaining portion of the roof is flat with a concrete barrel tile mansard.
3. *Access and Parking:* The proposed site plan provides vehicular access into the subject site via existing internal parking aisles associated with the Riviera Commercial Park. After vehicular traffic enters the subject site, it may maneuver around proposed buildings thru two-way parking aisles. The site plan meets the requirements of Land Development Code by providing (233) standard spaces, (46) compact spaces, and (7) handicapped spaces for a total of (286) parking spaces.

4. *Lighting:* The petitioner's lighting plan meets Land Development Code requirements with an average maintained illumination of not less than one (1) foot-candle in the pavement areas, and maximum of one (1) foot-candle at property lines. .
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, B-2, Community Business District. The landscape plan indicates Southern Red Tip Coco Plum, Live Oaks, Florida Slash Pines, Sabal Palms, and Crepe Myrtle as typical planting within the proposed landscape buffer.
7. *Drainage:* Approval from appropriate drainage district shall be obtained prior to final Planning and Zoning Divisions signing-off on site plans and the issuance of any site development permits.
8. *Trails:* The petitioner's subject site is not adjacent to any Recreational or Equestrian Trail in accordance with the Town of Davie Master Trail Map.
9. *Flexibility Rule:* The petitioner is not proposing to utilize the flexibility rule in accordance with the Land Development Code, Section 12-305.
10. *Waiver Request(s):* The petitioner is not requesting any waiver in accordance with the Land Development Code, Section 12-282.
11. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire.
12. *Compatibility:* The proposed three (3) separate two-story office buildings can be considered compatible with both existing and allowable uses of Commercial and Residential adjacent to the subject site.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. Staff notes that the existing boundary lines do not match the Town Council approved "Riviera Commercial Park North" Plat. This subdividing of property under separate ownership has created numerous non-conforming lot issues (i.e. minimum lot area, minimum lot front, etc.) An opinion by the Town Attorney will be necessary to clarify this issue.
2. Staff requests that the proposed building in the northwest corner of the site plan be remove from the existing 24' drainage easement.

Engineering Division:

1. Show existing road right-of-way, drainage easements, easements, and other physical features on the proposed site.
2. Provide proof of legal access to site.
3. Provide clear traffic sight triangles at the driveway entrances in conformance with the Town of Davie Land Development Code, Sec. 12-205 (6) (b) and FDOT standards.

4. CBWCD approval is required prior to site plan approval.
 5. Provide sidewalk connection from public right-of-way sidewalk along University Drive to internal sidewalks.
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Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie, Community Room at the Police Department on November 27, 2006 and December 4, 2006. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the B-2, Community Business District. The proposed site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The petitioner's proposed project does not exceed what was anticipated by the Future Land Use Plan Map designation of Commercial.

Staff Findings of Fact

Staff finds that the site plan complies with the general purpose of the proposed B-2, Community Business District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The proposed site plan can be considered compatible with both existing and allowable uses of Commercial and Residential adjacent to the subject site.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition(s) shall be met prior to final site plan approval:

1. Denote all material (i.e. awnings) within the schedule, as well as illustrate all colors and their location on each elevation for Sheet A-4.0.
- 2.
3. Provide a letter from each of the agencies below ensuring Town of Davie concurrency will be met with the proposed development prior of issuance of any building permit:
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 - Sanitary Sewer: *Applicable Utilities Department*
 - Transportation: *Engineering Division*
 - Drainage System: *Applicable Water Control District*
 - Recreation: *Parks and Recreation Department*
 - Solid Waste: *Applicable Waste Management Company*
 - Police: *Police Department*
 - Fire: *Fire Department*

Site Plan Committee Recommendation

At the August 7, 2007 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to staff recommendations as well as the following: 1) applicant needs to note on page A-4 the existence of the awnings and column caps; 2) on sheet A-2.0, add openings with double doors from main entrance into the lobby elevator that will be accessed from the main entrance next to the handicapped parking; 3) add decorative stamped-concrete walkways in front of the dumpster to match the other walkway parking areas, and eliminate the decorative walkways that connect to the adjacent building; 4) all perimeter lighting shall be noted that all light fixtures will be shielded of cut-off type; 5) make spelling corrections where required on SP-1, most notably the wall; 6) note that mansard roofs show on all four sides of all the buildings on all the plans; 7) awning material be provided so that it matches the rendering; 8) if applicant adds rear doors in the future, then a sidewalk would need to be added in the center of the 15-foot island to the rear parking areas; 9) all columns on the exterior of the building shall have a minimum of eight-inch projection or relief; 10) the color rendering that was provided today shall be reproduced and made an exhibit to the site plan package for the Council and for the final. **(Motion carried 3-0).**

Town Council Action

Exhibits

1. Mailout Map
 2. Mailout
 3. Public Participation Notice
 4. Public Participation Sign-in Sheets
 5. Public Correspondence
 6. Public Participation Summary/Report
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
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Prepared by: _____
Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SP_Site Plan\SP_06\SP 9-3-06 Doral Campus Office Park

Exhibit 1 (*Mailout Map*)

Exhibit 2 (*Mailout*)

514104010033	33RD & UNIVERSITY GAS & OIL INC	172 JAFFREY ST	BROOKLYN NY 11234
514103720110	ABREU LUIS A & EDNA M	4021 W SILVERADO CIR	DAVIE FL 33024
514103380160	ACKLEY, BILLY D	3920 NW 79TH WAY	HOLLYWOOD FL 33029
514103380160	ACKLEY, BILLY D	3920 NW 79TH WAY	HOLLYWOOD FL 33029
514103720150	ADKINS, JOHN W &	7951 S SILVERADO CIR	DAVIE FL 33024
514103720520	ALAM, MOHAMMAD & RAHEJA	4060 W SILVERADO CIR	DAVIE FL 33024
514103720190	ALIOTO, JAMES J & SHERRI R	7927 S SILVERADO CIR	DAVIE FL 33024
514103720180	AMAT, ANGEL R & VASHTI M	7933 S SILVERADO CIR	DAVIE FL 33024
514103380260	APAKIAN, STEPHEN & SHERRI	3910 NW 78TH TER	HOLLYWOOD FL 33024-8326
514103160760	APONTE, ROSA &	7781 NW 36 ST	DAVIE FL 33024
514103620150	ARCE, GLORIA J	3410 NW 78TH TER	HOLLYWOOD FL 33024-2257
514103160870	ARIAS, SHANNON R 1/2 INT	7791 NW 37 ST	HOLLYWOOD FL 33024
514103520032	ARR INVESTMENTS INC	2016 COTSWOLD DR	ORLANDO FL 32825
514104010032	ARR INVESTMENTS INC	2016 COTSWOLD DR	ORLANDO FL 32825
514103620480	AYALA, JORGE A &	7871 NW 34 PL	HOLLYWOOD FL 33024-2273
514103380110	BARRERA, ROBIN	7901 NW 40 ST	DAVIE FL 33024
514103380070	BARRIENTOS, ANTHONY J	7825 NW 40 ST	HOLLYWOOD FL 33024-8312
514103620090	BARRIENTOS, CARMEN V	7872 NW 34 PL	DAVIE FL 33024
514103620520	BERNARD, SUSAN	3423 NW 78 TER	DAVIE FL 33024-2257
514103620540	BERRIOS, ELSIE	3445 NW 78 TER	HOLLYWOOD FL 33024
514103620170	BILYNSKY, MICHAEL & LIDIA V	3420 NW 78TH TER	HOLLYWOOD FL 33024-2257
514103380020	BONNER, MARION HOPE	7805 NW 40 ST	DAVIE FL 33024-8312
514103380550	BRAAF, HENK W & EUGENIE M	3821 NW 79TH AVE	HOLLYWOOD FL 33024-8327
514103380330	BRACHIO, ALVARO J &	3821 NW 78 LANE	DAVIE FL 33024-8321
514103300160	BRAVO DIEGO L & MARIA E	3431 NW 78TH AVE	HOLLYWOOD FL 33024-2219
514103620330	BREECE, ALMA L LE	1141 WILSHIRE CIR E	PEMBROKE PINES FL 33027
514103620300	BROGNA, GREGORY P	3721 NW 79 WAY	HOLLYWOOD FL 33024-2272
514103380050	BUCHHOLZ, STEVEN L	7817 NW 40 ST	DAVIE FL 33024-8312
514103720420	BUDHINA, JAGDISH & LILLOWA TIE	7926 N SILVERADO CIR	DAVIE FL 33024
514103180290	BUDHU, MAWARAM &	7781 NW 40 ST	HOLLYWOOD FL 33024-8407
514103010321	BUISSERETH, NATALIE 1/2 INT	3785 NW 78 AVE	HOLLYWOOD FL 33024-8317
514103380540	BUKOWSKI, RICHARD J & LORRAINE	3831 NW 79TH AVE	HOLLYWOOD FL 33024-8327
514103380310	BURGO, BARTOLO JR 1/2 INT	3901 NW 78 LANE	DAVIE FL 33024-8323
514103180320	BURNS, PATRICIA A	7780 NW 40TH ST	HOLLYWOOD FL 33024-8408
514103620470	CALDERON, FERNEY	7873 NW 34 PL	HOLLYWOOD FL 33024-2273
514103620570	CAMACHO, HECTOR	3535 NW 78 TER	HOLLYWOOD FL 33024-2266
514103620530	CANOVAS, LENEEY DUQUE	3443 NW 78 TER	DAVIE FL 33024-2257

514103620250	CANOVAS,YAMILETH	3674 NW 79 WAY	HOLLYWOOD FL 33024-2271
514103620410	CARBALLO,MIGUEL	3448 NW 79TH WAY	HOLLYWOOD FL 33024-2269
514103720500	CARBEE,DENNIS P & MICHELLE L	4100 W SILVERADO CIR	DAVIE FL 33024
514103010324	CARBO,TITO E SR 1/2 INT	3701 NW 78 AVE	HOLLYWOOD FL 33024-8317
514103520033	CARRYING BREAD TO THE MULTITUDE	3367 N UNIVERSITY DR	DAVIE FL 33024
514103720160	CARUSO,THOMAS 1/2 INT EA	7945 S SILVERADO CIR	DAVIE FL 33024
514103160690	CERON,KEVIN M	7780 NW 37 ST	DAVIE FL 33024
514103010327	CERRETA,PATRICIA A	3611 NW 78TH AVE	HOLLYWOOD FL 33024-8316
514103720300	CHANG,JUE PENG &	4083 E SILVERADO CIR	DAVIE FL 33024
514103720540	CHAU,QUYEN CHI 1/2 INT	7846 SILVERADO CIR	DAVIE FL 33024
514103300140	CHAVES,ALJANDRO G &	3411 NW 78 AVE	DAVIE FL 33024
514103620140	CHAVES,JOSE G 1/2 INT	7830 NW 34 PL	DAVIE FL 33024-2273
514103620160	CHEW,HENRY SU-CHIN	3412 NW 78 TER	HOLLYWOOD FL 33024-2257
514103720630	CHIN,JENNY &	7833 SILVERADO CT	DAVIE FL 33024
514103180280	CHUNG,ROYSTON A & DEOMATIE	7771 NW 40TH ST	HOLLYWOOD FL 33024-8407
514103720580	CLAROS,JORGE H &	7822 SILVERADO CT	DAVIE FL 33024
514103380190	COFFARO,CHARLES & EDNA	3830 NW 79 WAY	DAVIE FL 33024-8332
514103620380	COOK,BRADLEY & MICHELE	7898 NW 36 CT	HOLLYWOOD FL 33024-8305
514103720140	CORRENTI,CHRISTIAN 1/2 INT	7957 S SILVERADO CIR	DAVIE FL 33024
514103720490	COSME,BARBARA ANN C 1/2 INT	4120 W SILVERADO CIR	DAVIE FL 33024
514103720060	COSME,KAREN & LAURENCE	4121 W SILVERADO CIR	DAVIE FL 33024
514103380500	COTO,JUAN E & LINDA P	3900 NW 79 AVE	DAVIE FL 33024
514103380660	CRUZ,LUCILLE MALVINA	3911 NW 79 WAY	HOLLYWOOD FL 33024-8333
514103620490	CUERVO,JEANNETTE 1/2 INT	7853 NW 34TH PL	HOLLYWOOD FL 33024-2273
514103380570	DALISAY,GEORGE 1/2 INT	3830 NW 78 LANE	DAVIE FL 33024-8322
514103620070	DANGRA,FAHIM &	3304 NW 79 WAY	DAVIE FL 33024-2268
514103380620	DANO,CHERRY B 1/2 INT EA	7834 NW 40 ST	DAVIE FL 33024-8335
514103380060	DAVIS,KELVIN R & CLAUDETTE F	7821 NW 40TH ST	HOLLYWOOD FL 33024-8312
514103720410	DAVIS,WINSTON L & ARMAN Q	8720 SW 57 PL	COOPER CITY FL 33328
514103380210	DEAN,SUSAN	7919 NW 38TH CT	HOLLYWOOD FL 33024-8310
514103720080	DESMIDT,THOMAS & JENNIFER M	4081 W SILVERADO CIR	DAVIE FL 33024
514103160800	DIAMOND,JUSTIN	7770 NW 38 ST	HOLLYWOOD FL 33024-8404
514103620440	DIAZ,HILDRED 1/2 INT EA	3426 NW 79 WAY	HOLLYWOOD FL 33024-2269
514103720170	DIAZ,MIRIAM	7939 S SILVERADO CIR	DAVIE FL 33024
514103010326	DINAC,JEAN & MARJORY	3685 NW 78 AVE	HOLLYWOOD FL 33024-8316
514103520050	DORAL CAMPUS LLC	95 MERRICK WAY STE 440	CORAL GABLES FL 33134
514103520040	DORAL CAMPUS LLC	95 MERRICK WAY STE 440	CORAL GABLES FL 33134

514103380200	DREYER, GAIL	3820 NW 79 WAY	DAVIE FL 33024
514103720510	DUPY, MICHAEL L & LAURA	4080 W SILVERADO CIR	DAVIE FL 33024
514103620550	DURVERGE, WILLIAM & MARGARITA	3503 NW 78 TERR	HOLLYWOOD FL 33024-2266
514103300170	EBANKS, NEIL & ALICE L	3501 NW 78 AVE	HOLLYWOOD FL 33024-2220
514103620370	ECHEVERRY, ANDREA	7896 NW 36 CT	DAVIE FL 33024-8305
514103010329	ENDERLE, RICHARD M & PATRICIA A	3601 NW 78 AVE	HOLLYWOOD FL 33024-8316
514103620400	FARIS, BRIAN & RICHELLE	3504 NW 79TH WAY	HOLLYWOOD FL 33024-2270
514103160790	FELLENZ, CASSANDRA J	7780 NW 38 ST	DAVIE FL 33024
514103720350	FENG, YUE E	7884 N SILVERADO CIR	DAVIE FL 33024
514103720430	FERNANDO, M CARRASCO	7932 N SILVERADO CIR	DAVIE FL 33024
514103620060	FERREYRA, AURORA	3345 NW 79 WAY	HOLLYWOOD FL 33024-2268
514103380140	FOWLER, WINFORD ALLEN 1/2 INT	7913 NW 40 ST	DAVIE FL 33024-8314
514103380140	FOWLER, WINFORD ALLEN 1/2 INT	7913 NW 40 ST	DAVIE FL 33024-8314
514103010325	FRIEDMAN, BARBARA A	3641 NW 78TH AVE	HOLLYWOOD FL 33024-8316
514103620500	GAITAN, MONICA	7851 NW 34 PL	DAVIE FL 33024
514103720470	GALAN, GERARDO C & MARIA D G	7956 N SILVERADO CIR	DAVIE FL 33024
514103380320	GARGES, JORGE G & NANCY	3831 NW 78 LANE	DAVIE FL 33325
514103620130	GARCIA, OTILIO & ELSA	7832 NW 34 PL	DAVIE FL 33024-2273
514103380230	GASCH, ANGELA LEE FOWLER	7927 NW 38 CT	DAVIE FL 33024
514103720310	GHANDOUR, GHASSAN I & LEILA	4103 E SILVERADO CIR	DAVIE FL 33024
514103380100	GOTTLIEB, JOANNE M	7837 NW 40 ST	DAVIE FL 33024-8312
514103620050	GRIGORIE, GELU V & MIHAELA G	3343 NW 79TH WAY	HOLLYWOOD FL 33024-2268
514103620510	GRIZALES, NELSON & AMPARO	3421 NW 78TH TER	HOLLYWOOD FL 33024-2257
514103620390	GROSS, JOSEPH & DEBORAH SUE	3506 NW 79 WAY	DAVIE FL 33024-2270
514103620580	GUERRERO, MARIA A &	3537 NW 78 TER	HOLLYWOOD FL 33024-2266
514103620340	GUZMAN, XAVIER G & ALBA L	3673 NW 79 WAY	HOLLYWOOD FL 33024-2271
514103380170	HAMBY, ADELE RAE TR 1/2 INT	3910 NW 79 WAY	HOLLYWOOD FL 33024-8334
514103380170	HAMBY, ADELE RAE TR 1/2 INT	3910 NW 79 WAY	HOLLYWOOD FL 33024-8334
514103180210	HANSEN, JANET	7790 NW 41ST ST	HOLLYWOOD FL 33024-8416
514103720070	HARRIS, CALVIN & BRENDA DIXON	4101 W SILVERADO CIR	DAVIE FL 33024
514103720590	HERNANDEZ, JOSE R &	7816 SILVERADO CT	DAVIE FL 33024
514103160780	HYATT, JACQUELINE	7790 NW 38 ST	DAVIE FL 33024
514103010302	IBANEZ, MIGUEL	3851 NW 78 AVE	DAVIE FL 33024-8319
514103610050	JACKSON, APRIL J &	7901 NW 33 ST UNIT 5	HOLLYWOOD FL 33024-2248
514103010304	JACKSON, TURNER	3901 NW 78 AVE	HOLLYWOOD FL 33024-8320
514103380480	JAYNE, ANNETTE J	3820 NW 79 AVE	HOLLYWOOD FL 33024-8328
514103380460	JOBE, PATRICIA B	7924 NW 38TH CT	HOLLYWOOD FL 33024-8311

514103300150	JOY, THRESIAMMA & ANTONY	3421 NW 78 AVE	HOLLYWOOD FL 33024
514103620310	KELLERMAN, COLETTE	3703 NW 79 WAY	HOLLYWOOD FL 33024
514103620280	KHAN, WAYNE A 1/2 INT	3722 NW 79TH WAY	HOLLYWOOD FL 33024-2272
514103620210	KLAPPER, RAYMOND & HAYDEE	3634 NW 78TH TER	HOLLYWOOD FL 33024-2267
514103380600	KLEINMAN, PAUL & SUSAN	7826 NW 40TH ST	HOLLYWOOD FL 33024-8335
514103380430	KLINGMAN, EDMUND F & DEBORAH F	7912 NW 38 CT	DAVIE FL 33024-8311
514103720050	KOLONIAS, JOANNE 1/2 INT	4141 W SILVERADO CIR	DAVIE FL 33024
514103160770	KRUEGER, STEVEN L 1/2 INT &	7791 NW 36TH ST	HOLLYWOOD FL 33024-8413
514103380120	KUSHNER, TAMMY & LOREN	7905 NW 40 ST	HOLLYWOOD FL 33024-8314
514103380120	KUSHNER, TAMMY & LOREN	7905 NW 40 ST	HOLLYWOOD FL 33024-8314
514103620200	LAMARRE, CAROL	3442 NW 78 TERR	DAVIE FL 33024-2257
514103160860	LAMBERTY, MARITZA	7781 NW 37 ST	DAVIE FL 33024
514103620010	LAS PALMAS HOMES AT DAVIE	3503 NW 78 TERR	HOLLYWOOD FL 33024-2257
514103620010	LAS PALMAS HOMES AT DAVIE	3503 NW 78 TERR	HOLLYWOOD FL 33024-2257
514103620010	LAS PALMAS HOMES AT DAVIE	3503 NW 78 TERR	HOLLYWOOD FL 33024-2257
514103610010	LAS PALMAS TOWNHOMES ASSN INC	7901 NW 33 ST #8	HOLLYWOOD FL 33024-2248
514103160660	LATTA, SANDRA KAY	7781 NW 35 ST	DAVIE FL 33024-2212
514103620270	LEON, FELIX R & LISSETTE	3720 NW 79 WAY	HOLLYWOOD FL 33024-2272
514103380610	LONGMIRE, JAMES A & BEVERLEY J	7830 NW 40TH ST	HOLLYWOOD FL 33024-8335
514103620560	LOPEZ, SONIA	3505 NW 78 TER	HOLLYWOOD FL 33024-2266
514103720320	LOTREAN, ELIZABETH F 1/2 INT	4123 E SILVERADO CIR	DAVIE FL 33024
514103720280	LOVELL-MARTIN, NIGEL L 1/2 INT	7873 S SILVERADO CIR	DAVIE FL 33024
514103720240	LU, ZHI YING & MARIA E	7897 S SILVERADO CIR	DAVIE FL 33024
514103620110	LUCAS, ANTHONY & CEILA	7852 NW 34 PL	DAVIE FL 33024
514103010322	MADDEN, WILLIAM L JR & AGNES F	3765 NW 78TH AVE	HOLLYWOOD FL 33024-8317
514103380560	MALCOM, ROLANDA M	3820 NW 78 LANE	DAVIE FL 33024
514103380290	MALSCH, MICHAEL C	3921 NW 78 LANE	HOLLYWOOD FL 33024-8323
514103720660	MARINO, ROBERT D & SANDRA L	4082 E SILVERADO CIR	DAVIE FL 33024
514103380440	MARSHALL, JOHN G JR & ANITA	7916 NW 38TH CT	HOLLYWOOD FL 33024-8311
514103720100	MARTINEK, RUTH	4041 W SILVERADO CIR	DAVIE FL 33024
514103620180	MARTINEZ, TANIA L	551 WESTWOOD LANE	WESTON FL 33331
514103720090	MASSRE, MURRAY E & YVETTE	4061 W SILVERADO CIR	DAVIE FL 33024
514103620430	MASTRELLA, CINDY	3428 NW 79 WAY	HOLLYWOOD FL 33024-2269
514103720210	MATHEW, MARY & BABU	7915 S SILVERADO CIR	DAVIE FL 33024
514103620030	MAURO, GARY M & STEPHANIE &	3323 NW 79 WAY	HOLLYWOOD FL 33024-2268
514103380240	MC CAULEY, COLIN & MARTHA	3921 NW 78TH TER	HOLLYWOOD FL 33024-8325
514103620100	MCCLOUD, SIDNEY T & TAMIKA	298 S MILLWALKEE ST	DAVIE FL 33024

514103620230	MCCONNER,FANNIE A	3654 NW 79TH WAY	DAVIE FL 33024-2271
514103620011	MCPHERSON,GARY	3303 NW 79 AVE	HOLLYWOOD FL 33024
514103160680	MEADE,MARY J	7790 NW 37TH ST	HOLLYWOOD FL 33024-8402
514103620220	MEIGHEN,JOSEPH K & DEBORAH M	3636 NW 78TH TER	HOLLYWOOD FL 33024-2267
514103720130	MERCADO,BETTY DAVID	7963 S SILVERADO CIR	DAVIE FL 33024
514103380270	MILLET,STEVEN C & SUSAN J	7810 NW 40 ST	DAVIE FL 33024
514103380520	MOISE,GASTINE	3911 NW 79 AVE	DAVIE FL 33024
514103180310	MOLINA,REINALDO & BERTA D C	7790 NW 40 ST	DAVIE FL 33024
514103720250	MONCHER,RICHARD B	7891 S SILVERADO CIR	DAVIE FL 33024
514103380220	MONTEIRO,MONIQUE J	7923 NW 38 CT	DAVIE FL 33024-8310
514103160670	MOORE,C A JR & BEATRICE C	7791 NW 35TH ST	HOLLYWOOD FL 33024-2212
514103720650	MORANVILLE,BENOIT &	4062 E SILVERADO CIR	DAVIE FL 33024
514103380340	MORENO,ERIC M	3811 NW 78 LANE	DAVIE FL 33314
514103180300	MOSS,NOEL D	7791 NW 40TH ST	HOLLYWOOD FL 33024-8407
514103720200	MOUDY,ALLEN MATTHEW & MARIA	7921 S SILVERADO CIR	DAVIE FL 33024
514103720270	NG,KENG CHUENG & PO JUN WONG	7879 S SILVERADO CIR	DAVIE FL 33024
514103180220	PADEN,WILLIAM B	7780 NW 41 ST	DAVIE FL 33024-8416
514103620420	PAGE,DONNA F 1/2 INT	3446 NW 79 WAY	DAVIE FL 33024-2269
514103720290	PALMQUIST,GERALD R & RUTH E	4063 E SILVERADO CIR	DAVIE FL 33024
514103380530	PASCUCCI,RUDOLPH &	3901 NW 79 AVE	DAVIE FL 33024-8329
514103720230	PATTERSON,CHARLES	7903 S SILVERADO CIR	DAVIE FL 33024
514103720400	PEREZ,DOUGLAS V & IVONNE A	7914 N SILVERADO CIR	DAVIE FL 33024
514103610060	PERRY,EVELYN	7901 NW 33RD ST APT 6	HOLLYWOOD FL 33024-2248
514103380090	PESEK,DAVID &	7833 NW 40 ST	HOLLYWOOD FL 33024-8312
514103010320	PETERSON,ROSEMARY	3531 NW 78 AVE	HOLLYWOOD FL 33024-2274
514103620190	POALILLO,SANDY	3440 NW 78TH TER	HOLLYWOOD FL 33024-2257
514103160850	PURSER,STEVEN P 1/2 INT	7771 NW 37 ST	DAVIE FL 33024
514103380040	PUSKAS,ANNA M 1/2 INT EA	7813 NW 40 ST	DAVIE FL 33024-8312
514103620320	RAHAMAN,MEER M & BIBI J	3701 NW 79 WAY	HOLLYWOOD FL 33024-2272
514103720260	RAMIREZ,BIENVENIDO & SONIA	7885 S SILVERADO CIR	DAVIE FL 33024
514103380280	RAMIREZ,NANCY 1/2 INT	7814 NW 40 ST	DAVIE FL 33024-8313
514103380080	RAMOS,ANTHONY	7829 NW 40 ST	DAVIE FL 33024
514103620040	RAMOS,DAVID & LAUREL J	3325 NW 79 WAY	DAVIE FL 33024-2268
514103720550	RAMPAL,SAVITRI	7840 SILVERADO CT	DAVIE FL 33024
514103720450	RICE,A I REV TR 1/2 INT EA	7944 N SILVERADO CIR	DAVIE FL 33024
514103380470	RODRIGUEZ,ANTHONY & JACQUELINE	7928 NW 38 CT	DAVIE FL 33024-8311
514103010323	RODRIGUEZ,MILAGROS	3735 NW 78 AVE	DAVIE FL 33024

514103160700	ROGERS,DAVID W	7770 NW 37TH ST	HOLLYWOOD FL 33024-8402
514103160580	ROGLIANO,AUDREY	7790 NW 36 ST	HOLLYWOOD FL 33024-8414
514103720380	ROMAN,MONICA 1/2 INT EA	7902 N SILVERADO CIR	DAVIE FL 33024
514103380450	ROSS,FRED & SHERRY	7920 NW 38TH CT	HOLLYWOOD FL 33024-8311
514103380680	ROTKER,ROBERT J & AMY L	3831 NW 79 WAY	HOLLYWOOD FL 33024-8331
514103380650	RUBIO,VIRGILIO & ELAINE	7908 NW 40 ST	DAVIE FL 33024-8315
514103620290	SALAZAR,CARLOS &	3723 NW 79 WAY	HOLLYWOOD FL 33024-2272
514103620460	SALCEDO,ARMANDO	3416 NW 79TH WAY	HOLLYWOOD FL 33024-2269
514103610030	SALONE,MICHAEL J	7901 NW 33 ST APT 3	HOLLYWOOD FL 33024-2248
514103180380	SANCHEZ,JOHN M & ELDA M	7771 NW 39TH ST	HOLLYWOOD FL 33024-8405
514103380590	SANCHEZ,MARIA CHRISTINA	3910 NW 78 LANE	HOLLYWOOD FL 33024-8324
514103610011	SANDOVAL,BELKIS A	7901 NW 33 ST UNIT 1	HOLLYWOOD FL 33024-2248
514103180330	SANGER,PETER	7770 NW 40 ST	HOLLYWOOD FL 33024-8408
514103380510	SANTANA,NORA I	3910 NW 79 AVE	DAVIE FL 33024
514103620260	SANTIAGO,MARIA I	3676 NW 79 WAY	HOLLYWOOD FL 33024-2271
514103620120	SCHLOSSER,CARL & MONICA	7850 NW 34 PL	HOLLYWOOD FL 33024-2273
514103380580	SCHNEIDER,FRANZ	3900 NW 78 LANE	DAVIE FL 33024-8324
514103720460	SCHUCKERS,JUDITH A	7950 N SILVERADO CIR	DAVIE FL 33024
514103160750	SEGUL,AIDA L 1/2 INT EA	7771 NW 36 ST	DAVIE FL 33024-8413
514103720360	SEIDMAN,TAMI AARONSON	7890 N SILVERADO CIR	DAVIE FL 33024
514103720560	SHARIFF,GANNIM	7834 SILVERADO CT	DAVIE FL 33024-8374
514103720480	SHAW,ALBERT	7962 N SILVERADO CIR	DAVIE FL 33024
514103610040	SHOEMAKER,MICHAEL S & WANDA J	7901 NW 33 ST	DAVIE FL 33024
514103720370	SIEGEL,MARC S & RHEA	7896 N SILVERADO CIR	DAVIE FL 33024
514103380490	SIERRA,ALVARO & CLARA	3830 NW 79 AVE	DAVIE FL 33024-8328
514103380180	SIERRA,FRANCISCO C	141 PLAZZA WAY	SAN JOSE CA 95127
514103380180	SIERRA,FRANCISCO C	141 PLAZZA WAY	SAN JOSE CA 95127
514103180400	SIZEMORE,DAVID L	7791 NW 39TH ST	HOLLYWOOD FL 33024-8405
514103620240	SMITH,ERNEST J & YADIRA DEL C	3656 NW 79 WAY	DAVIE FL 33024
514103720570	SMITH,REGINALD L & KAREN A	7828 SILVERADO CT	DAVIE FL 33024
514103610020	SOTO,HARBET & JACKELINE C	7901 NW 33 ST UNIT 2	HOLLYWOOD FL 33024-2248
514103380690	SOUTHERTON,STEVEN R	3821 NW 79 WAY	HOLLYWOOD FL 33024-8331
514103300180	SPRECHER,CHARLES G IV & TERRI A	3511 NW 78TH AVE	HOLLYWOOD FL 33024-2220
514103380130	STEIN,MARTIN &	7909 NW 40 ST	DAVIE FL 33024-8314
514103380010	STOKES,WYLIE & REBECCA	7801 NW 40TH ST	HOLLYWOOD FL 33024-8312
514103380300	STOWELL,JEROME L & SANDRA	3911 NW 78 LANE	HOLLYWOOD FL 33024-8323

514103520030	T D R S PROPERTIES INC	3347 N UNIVERSITY DR	DAVIE FL 33024
514103520024	T D R S PROPERTIES INC	3343 N UNIVERSITY DR	HOLLYWOOD FL 33024
514103520026	T D R S PROPERTIES INC	3347 N UNIVERSITY DR	DAVIE FL 33024
514103380640	TAM,BING SUM CHAING 1/2 INT	7904 NW 40 ST	DAVIE FL 33024-8315
514103380030	TAYLOR,HELENA V	7809 NW 40 ST	DAVIE FL 33024-8312
514103520022	TDRS PROPERTIES INC	3343 & 3345 N UNIVERSITY DR	DAVIE FL 33024
514103180390	THOMAS,LAURA A	7781 NW 39 ST	DAVIE FL 33024-8405
514103010303	THOMPSON,MICHAEL WALTER	3801 NW 78TH AVE	HOLLYWOOD FL 33024-8319
514103620080	TORRES,EMMA B	3308 NW 79 WAY	HOLLYWOOD FL 33024
514103380420	TORRES, FERNANDO & MARIA 1/2 INT	7908 NW 38 CT	DAVIE FL 33024
514103620450	TRYCHTA,EARL & LEZ-LEE	5101 SW 201 TER	FT LAUDERDALE FL 33314
514103160600	TWO PANNU PROPERTIES II LLC	4300 W OAKLAND PARK BLVD	FT LAUDERDALE FL 33313-1918
514103720120	UDDIN,NADEEM	4249 NW 76 AVE	HOLLYWOOD FL 33024
514103720220	ULLOA,JAVIER & NOEMY	7909 S SILVERADO CIR	DAVIE FL 33024
514103520020	UNIVERSITY AT STIRLING INC	3121 W HALLANDALE BCH BLVD #121	PEMBROKE PARK FL 33009
514103380250	VALLEE,GUY M & BEVERLY A	3911 NW 78TH TER	HOLLYWOOD FL 33024-8325
514103380630	VARGAS,MARCELO 1/2 INT	7900 NW 40 ST	HOLLYWOOD FL 33024
514103010305	VARGHESE,ANNAMMA	3981 NW 78TH AVE	HOLLYWOOD FL 33024-8320
514103300190	VELOZ,BENIGNO	3521 NW 78 AVE	HOLLYWOOD FL 33024-2220
514103620360	VERA,OSCAR R & NANCY	3653 NW 79TH WAY	HOLLYWOOD FL 33024-2271
514103620020	VICTORIA,HELEN LOPEZ DE	3305 NW 79TH WAY	HOLLYWOOD FL 33024-2268
514103720440	VUONG,TU HONG & LINDA	7938 N SILVERADO CIR	DAVIE FL 33024
514103520010	W FLASH INC	1642 SW 67 TER	MIAMI FL 33193
514104010011	WALDREP ENTERPRISES LTD	8050 NW 30 ST	HOLLYWOOD FL 33024-8601
514103620350	WHITTEN,BRUCE R & VIVIAN L	3655 NW 79TH WAY	HOLLYWOOD FL 33024-2271
514103010328	WICHA,ADAM & ELIZABETH	3605 NW 78 AVE	HOLLYWOOD FL 33029
514103160590	WITHEE,J M & VICTORIA M	7780 NW 36TH ST	HOLLYWOOD FL 33024-8414
514103380150	WOOD,NAOMI S	3930 NW 79TH WAY	HOLLYWOOD FL 33024-8334
514103380150	WOOD,NAOMI S	3930 NW 79TH WAY	HOLLYWOOD FL 33024-8334
514103380670	WOODWARD,MARY M	3901 NW 79TH WAY	HOLLYWOOD FL 33024-8333
514103720390	ZARACHA,MARCOS 1/2 INT	7908 N SILVERADO CIR	DAVIE FL 33024

Exhibit 3 (*Public Participation Notice*)



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

NOTICE OF MEETING

November 14, 2006

**Re: Doral Campus
Delegation Request & Site Plan Application
LPEG Proj. No. 10050**

Dear Neighbor,

On behalf of the Developer, Doral Campus, LLC, Land Plan Engineering Group, is pleased to invite you to a citizen participation meeting relating to our Delegation Request & Site Plan Application for a 4.90 +/- acre parcel.

The Applicant is requesting a Delegation Request to amend the Plat Note for the property and Site Plan Approval to allow for the construction of a proposed office development to be located on the south side of Stirling Road, and east of University Drive in the Town of Davie, Broward County, Florida.

The Property is known as a portion of the, Riveria Commercial Park North Plat as recorded in the Plat Records of Broward County, PB 127, PG 49. The site is located in Section 3, Township 51S, and Range 41E and contains approximately 4.90+/- acres. It is the CONSULTANT's understanding that the CLIENT intends to proceed with the construction of a 82,656 S.F. +/- office building, along with the associated parking and utility infrastructure to support the project.

In accordance with the Town of Davie Ordinance, we are required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the site before the Town will initiate their review of the Site Plan Application. In accordance with this requirement, we have scheduled the following meetings.

First Meeting:

Date: November 27, 2006 Time: 6:00 PM
Location: Davie Community Room at Police Department (Nob Hill Office)
1230 South Nob Hill Road
Davie, FL 33324

Phone : 954-341-2581

Fax: 954-575-2919

LPEG@bellsouth.net



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

Second Meeting:

Date: December 4, 2006 Time: 6:00 PM
Location: Davie Community Room at Police Department (Nob Hill Office)
1230 South Nob Hill Road
Davie, FL 33324

Note: Members of the Town Council may be present.

If you wish to submit written comments, please send them to:

Peter R. Gallo, P.E.
LandPlan Engineering Group, Inc.
1475 NW 126th Drive
Coral Springs, FL 33071

Also, please be advised that there will be additional opportunities for public input at the Town Council public hearings for this application..

Very truly yours,

Peter R. Gallo P.E., President
LAND PLAN ENGINEERING GROUP, INC.

Cc: Ms. Lori English



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

NOTICE OF MEETING

January 12, 2007

**Re: Doral Campus
Delegation Request & Site Plan Application
LPEG Proj. No. 10050**

Dear Neighbor,

On behalf of the Developer, Doral Campus, LLC, Land Plan Engineering Group, is pleased to invite you to a citizen participation meeting relating to our Delegation Request & Site Plan Application for a 4.90 +/- acre parcel.

The Applicant is requesting a Delegation Request to amend the Plat Note for the property and Site Plan Approval to allow for the construction of a proposed office development to be located on the south side of Stirling Road, and east of University Drive in the Town of Davie, Broward County, Florida.

The Property is known as a portion of the, Riveria Commercial Park North Plat as recorded in the Plat Records of Broward County, PB 127, PG 49. The site is located in Section 3, Township 51S, and Range 41E and contains approximately 4.90+/- acres. It is the CONSULTANT's understanding that the CLIENT intends to proceed with the construction of a 82,656 S.F. +/- office building, along with the associated parking and utility infrastructure to support the project.

In accordance with the request of the neighbors, we will be conducting a third public participation meeting. Notices to all property owners within 1,000 feet have been remailed.

This third meeting will be held as noted below:

Third Meeting:

Date: January 23, 2007 Time: 7:00 PM
Location: Davie Community Room at the Town of Davie, Town Hall
6591 Orange Drive
Davie, FL 33314

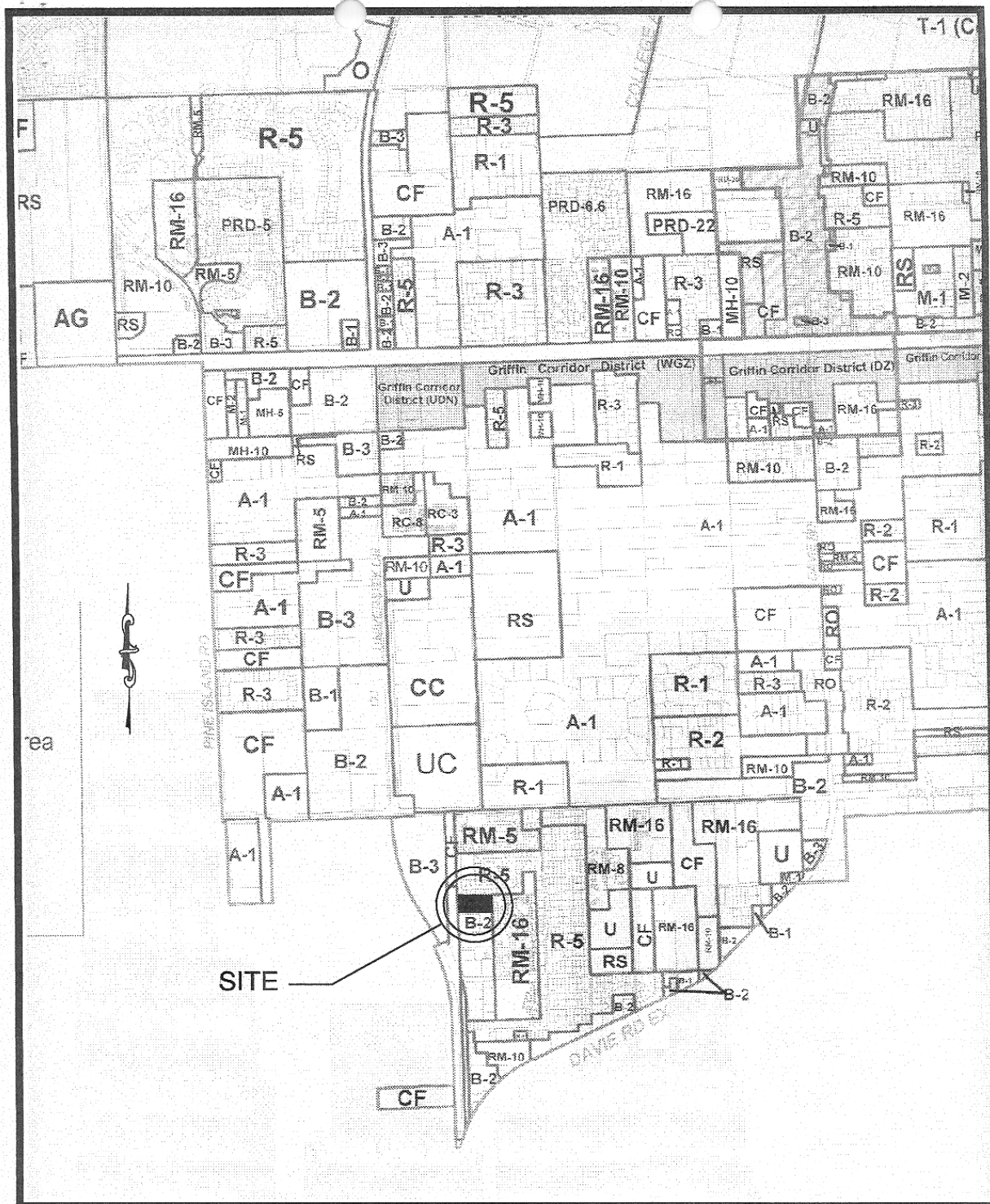
Note: Members of the Town Council may be present.

If you wish to submit written comments, please send them to:

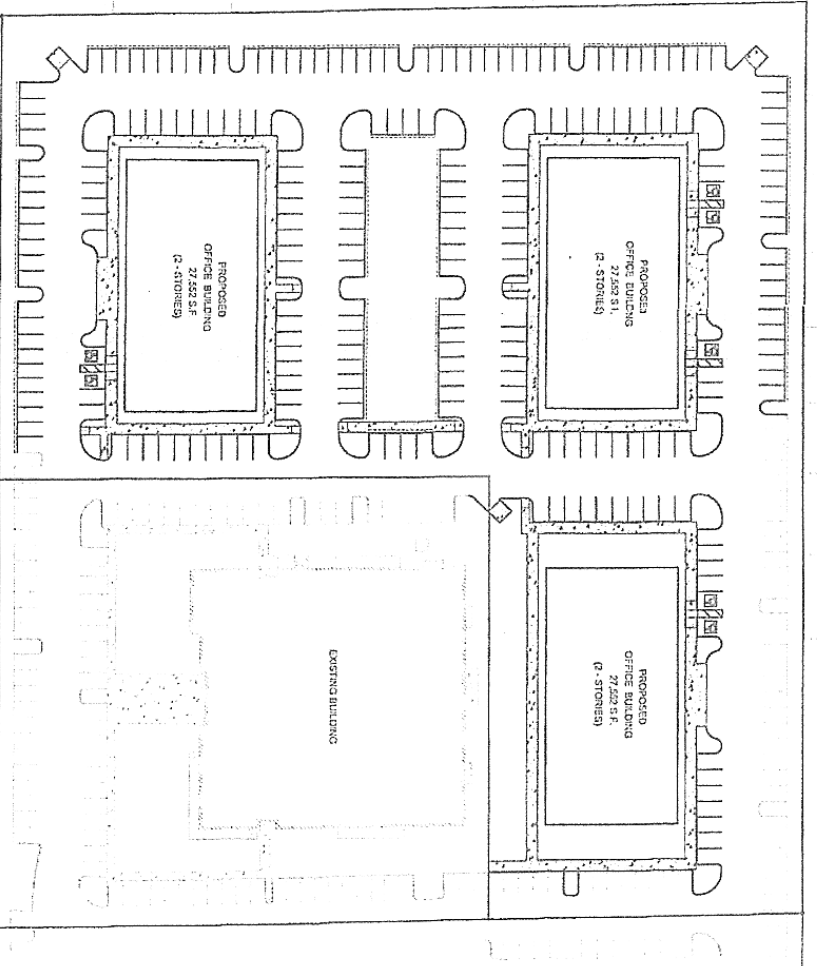
Peter R. Gallo, P.E., LandPlan Engineering Group, Inc. 1475 NW 126th Drive
Coral Springs, FL 33071

Also, please be advised that there will be additional opportunities for public input at the Town Council public hearings for this application.

Peter R. Gallo P.E., President
LAND PLAN ENGINEERING GROUP, INC.



PROJECT VICINITY MAP
N.T.S.



SCALE: = 1" = 60'

PROJECT LOCATION MAP
SECTION 03 TOWNSHIP 51 S RANGE 41 E

OWNER / APPLICANT: DORAL CAMPUS, LLC
1627 BRICKELL AVENUE, SUITE 901
MIAMI, FLORIDA 33129
TELEPHONE: (786) 426-9680
FAX: (305) 858-1428

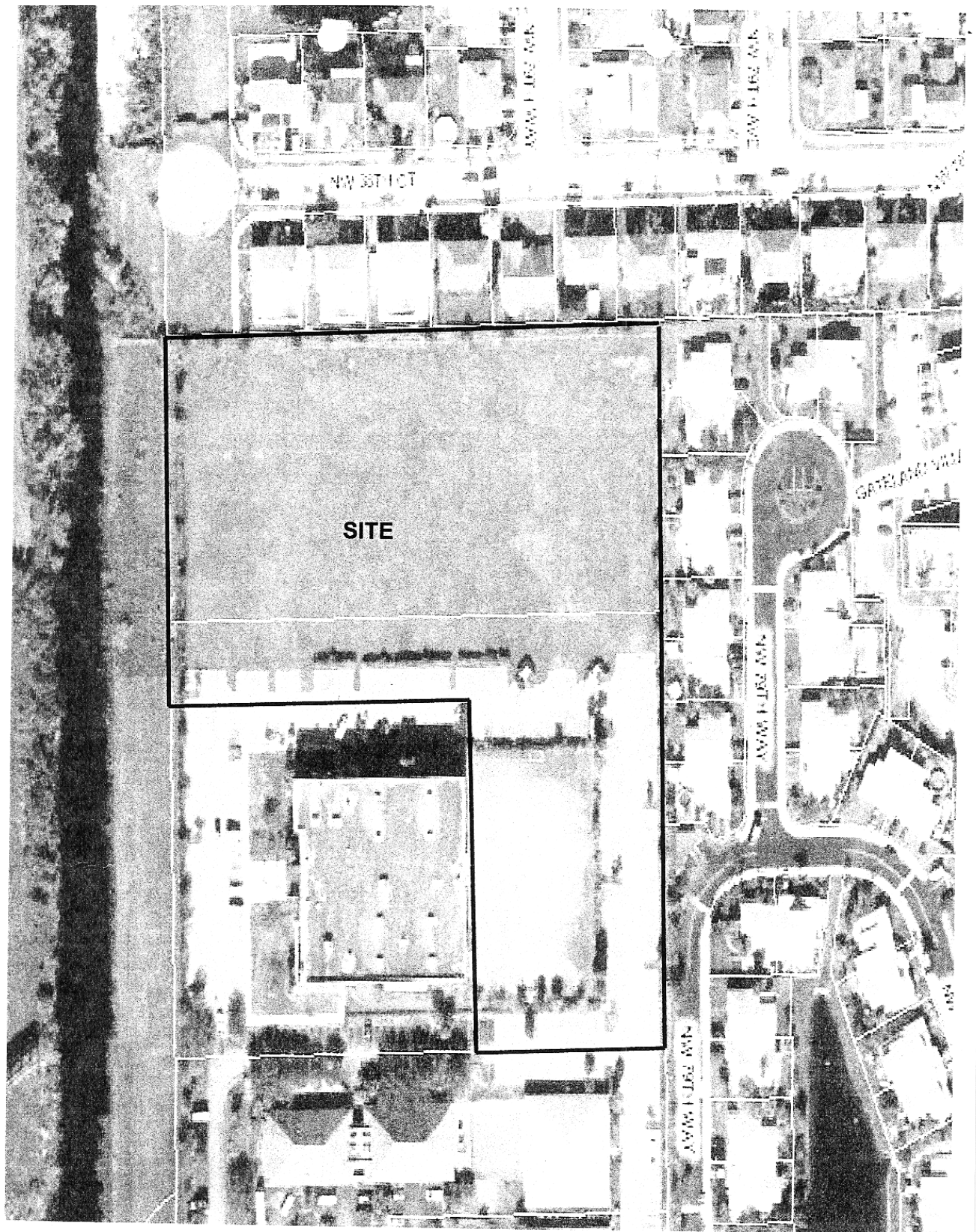


Exhibit 4 (*Public Participation Sign-in Sheets*)

SIGN IN SHEET

11/27/06

NAME	ADDRESS	PHONE #
Monique Monteiro	7923 NW 38th, Dade 33024	954 435 2093
Susan Bernard	3423 NW 78th	954-482-5738
Jack & Anita Marshall	17916 NW 38th	954-432-6651

SIGN IN SHEET

12/4/06

NAME

ADDRESS

PHONE #

FRED ROSS

7920 NW 38th HWY

954-849-3936

DANIEL CAMPOS

11/23/07

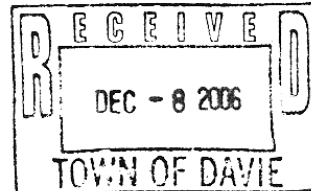
NAME	ADDRESS	PHONE
ARNALDO RODRIGUEZ	7908 NW 38 CT	954-394-6839
CARLOS SILVA	7840 NW 38 CT	(954) 432-2924
DYLAN HUGHES	7903 S. Silverado Ct.	305-350-0603
DAVID PESEK	7833 NW 40 ST.	954-442-7528
John & ANITA MARSHALL	7916 NW 38 CT.	954-432-6651
PAT Reineck	7924 NW 38 th CT	954-494-7325
Mark Gasch	7927 NW 38 th CT	954-432-3481
Susan Dean	7919 NW 38 CT.	954-432-8542
Maryann Henkin	7900 NW 38 CT	954-432-6969
Danay Kelling	7900 NW 38 CT	954-431-4221
Haydee Klappert	3634 NW 78 th Ten	954-435-0863
Jorge Salamanca	7870 NW 34 Pl.	754-246-8134
CHARLES COFFARO	3830 NW 78 th WAY	
EDNA COFFARO	3830 N. W 79 WAY	954-435-064
FRED ROSS	7920 NW 38 th CT	954-849-3936
SHERRY ROSS	7920 NW 38 th CT	
Pedro Moreno	7904 NW 38 CT	
Adele & Tom Hamby	3910 NW 79 th WAY,	954-432-102

Exhibit 5 (*Public Correspondence*)

LAS PALMAS @ DAVIE HOMEOWNERS' ASSOCIATION, INC.

December 4, 2006

The Honorable Tom Truex, Mayor
and Members of the Town Council
Town of Davie
6591 Orange Drive
Davie, Florida 33314



RE: Doral Campus/Delegation Request and Site Plan

Dear Mayor and Town Council Members:

I am writing this correspondence on behalf of the property owners within Las Palmas, as well as other residential developments adjacent to the above-captioned project. I apologize in advance for the length of this document, however, the affected homeowners have quite a few concerns regarding this proposed office park.

1. Meetings with homeowners. My understanding of the intent of the Town Code requirement that developers hold two meetings with abutting property owners prior to proceeding with development is to establish a dialogue to address the concerns of existing neighbors in an attempt to achieve compromise and create good neighbors. We would ask that you require the developer of this project to go back and repeat the process, because though they may have complied with the letter of the law, they have overlooked it's spirit and intent completely.

- A. If you want to hold a meeting and ensure that no one shows up, by all means, hold it at 6:00 p.m. on a weekday at the community facility that is as far as you can possibly get from the affected neighborhoods.
- B. The developer's representatives at this meeting, including Mr. Peter Gallo and two other individuals whom they neglected to identify, spent their entire time telling the four homeowners who showed up why the items they were requesting (concrete wall for security, speed bumps, proper drainage, for example) were wrong, and the rest of the time telling us that many of these items were already permitted and they were not going to make any adjustments now.

2. Security. All of the homeowners want to see a concrete block wall or a concrete fence installed on the perimeter of this site where it abuts residential units. Adjacent homeowners' have had many years of experience with young people and the criminal element cutting through the existing chain link fencing and destroying landscaping in order to provide themselves short cuts to the commercial areas or a convenient get away point, as well as more recent experiences (photos enclosed) with vehicles coming through the fence and hedge materials from the existing office complex. Our request was not

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simply because it would be a nice thing to have, but because we have serious and legitimate concerns for the security of our homes and for the safety of the children who live in our developments. Mr. Gallo claims that a chain link fence was already permitted and that they are not required to do anything more.

3. Drainage. We are all aware that development regulations require new developments to address drainage issues within their own project, and that current regulations of the Central Broward Water Control District, which the Town follows, require that 25% of the project be open water for retention purposes. Due to experiences we have had with construction taking place on other nearby properties and our areas developing drainage problems we had never before experienced, we feel it is imperative that this development be required to comply with acceptable drainage standards. The developer's representative claims that the property was platted in 1990 and that they only have to comply with those fifteen-year old standards.

4. Landscape buffers. As proposed, this project would place two-story structures within 80 feet – the width of an average single-family lot – from existing homes. The second story windows would be overlooking neighbors back yards, swimming pools and into the rear patio doors of the adjacent homes. This would for all intents and purposes eliminate any privacy homeowners currently enjoy. Additionally, since the adjacent office complex was permitted to have above-ground power lines (????), which were also installed on this property, trees to create screening would be virtually impossible. Once the trees had gotten to a point to achieve proper screening, they would be continually cut back from the overhead lines by FP&L, in accordance with their standard practices. In Las Palmas, we view the results of this every day on our western property line where the power lines were installed a decade after our development's buffer trees. They have been pruned so much because of their proximity to the lines that half were lost in Hurricane Wilma and those that remain provide virtually no visual buffer. Burying of those power lines would go a long way toward enabling significant visual buffers for adjacent homes. However, again Mr. Gallo has told the homeowners that those lines were already permitted and we'll just have to live with it.

Additionally, by revising the plan to cluster the two northernmost buildings together and shifting the open space landscape area to the northern side of the site (or even the northeast side), an additional buffer and greater privacy would be provided to a significant number of existing residents.

5. Noise, traffic patterns. Homeowners in Las Palmas regularly experience significant noise from the existing office complex to the south of Doral because their eastern driveway is used in the evenings as a raceway. Cars are constantly racing up and down that drive, particularly on Friday and Saturday nights. By continuing that driveway straight into the Doral project, such drivers would only be provided a longer raceway. In

addition, homes to the north could be put at risk of racing vehicles continuing into their rear yards. We would appreciate it if either the access point could be shifted to the east, so that this driveway does not continue as a "straight shot" or that speed bumps be installed within this project (and possibly be required of the existing office complex as well). Mr. Gallo has told us that he refuses to design any project to include speed bumps.

6. **Square footage.** Mr. Gallo, reluctantly, has admitted that the project's delegation request is to include an additional 20,000 square feet of construction. I understand the difference in traffic generated by 60,000 square feet of commercial versus 80,000+ square feet of office park. Existing homeowners are going to be experiencing an increase in traffic no matter how the property is developed. However, I also recognize that denying the delegation request could allow this development to be constructed with one two story and two single-story office buildings – thereby alleviating many of the concerns regarding buffers and privacy. Mr. Gallo has told the homeowners that the Town is legally obligated to grant his delegation request and, yet again, we'll just have to live with it.

7. **Vested rights.** I acknowledge that a plat of record has certain vested rights related to concurrency issues, but certainly no vested rights for any vertical construction – such as overhead power lines or perimeter fencing – would apply unless and until the Town Council approves a site plan. Therefore, I dispute Mr. Gallo's claims that adjacent homeowners will just have to learn to live with these items. Many rumors abound as to the manner in which the existing office complex and the Palladium were able to gain Town Council approval of overhead power lines and a chain link fence in lieu of a wall. However, I recognize that this Council cannot be held liable for mistakes made by your predecessors. However, the homeowners adjacent to this project do expect our Town Council to not only avoid the mistakes of the past, but to take whatever action they can to correct those past errors in order to better protect the citizens of Davie.

I would also dispute Mr. Gallo's claim that the Town Council has a legal obligation to approve his delegation request. The only instance I am aware of, and have repeatedly been advised by my employer's special legal counsel, in which a governmental entity must bear the burden of proof to deny a development petition, is in the case of a petition to zone property when such zoning a permissible use under the land use designation applicable to the property. In such an instance, the municipality would bear the legal burden of proving that the requested zoning is not the proper zoning under the applicable land use. In all other development petitions, the burden of proof to substantiate the request falls upon the owner or prospective developer of the property. I also feel that Mr. Gallo, and his clients, can't have it both ways. Either they are locked into a plat of record and square footage from 1990 – with vested rights to the concurrency approvals for issues such as drainage and utilities, or if they proceed with an amendment to the plat in the form of a delegation request, then all issues are open for reconsideration.

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Again, on behalf of the citizens of Davie residing in proximity to this proposed development, we respectfully request that the Town Council direct the developer to re-initiate the neighborhood meeting process – at a more appropriate time and a more appropriate location. We also request that you – or Town staff – explain to the developer that the purpose of this process is to reach an accord or a compromise – not to engender further bad will on the part of future neighbors.

Thank you for your time and consideration in this regard.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Susan Bernard".

Susan Bernard
President
Las Palmas HOA

cc: Monique J. Monteiro
Mr. & Mrs. John Marshall

Fred Ross: Homeowner
7920 NW 38 Ct
Hollywood, Fl 33024

November 27, 2006

Re: Doral Campus
Delegation Request & Site Plan Application
LPEG Proj. No. 10050

To whom it may concern:

I am a homeowner that resides on the north perimeter of this proposed project. I am against the changes in the original site plan and the plan as presented at this time. These changes will have a negative impact on our home values and the quality of our community.

To start, let me remind you, that though our addresses are in the Hollywood Postal District, we are residents of the Town of Davie.

Your proposed project will block the view from our residences as well as be an eye sore.

The original site plan for this property, called for one story office space as those on the south side of this property.

History: At a time prior to the construction of the Palladium, the one story project began and came to a halt. The owner had financial difficulties that caused the bank to take control. At that time the property was undeveloped land, (natural Florida- saw grass and Florida holly). The town then began demanding that the Bank cut the overgrowth. This destroyed the habit for much wildlife. Then came the Palladium. Without warning of changes to the site plan, this tilt wall warehouse was built. More natural foliage and sound absorbing buffer was removed. We have been left with the view of an ill kept warehouse building and the traffic noises of University Drive. This warehouse was to be two stories. By design it towers the equivalent of three. The property was then filled and a chain link fence was constructed. Power lines and poles were placed along the perimeter for future development of the property. A hedge was put in as were several trees.

Neither of these has been maintained. The hedge is currently pushing on the fence and growing uncontrolled. When we complain about these conditions, it falls on deaf ears. The people from the Palladium came to us offering to take down the power lines if we agreed to stadium lighting for the field. (NOT)

We have said it before and will continue to repeat ourselves.

We want the power lines down and a wall installed. Nowhere else in the Town is commercial property allowed to exist without a solid wall as a divider. The Neighborhoods around this property all have underground power. This includes the existing complex and the Palladium.

I am unable to attend this meeting and will have to alter my schedule to try to make the next meeting.

On this date I attempted to go to the offices of the Landplan Engineering Group, I found this to be a private residence in EAGLE TRACE and was denied access. I attempted to call this business and left a message. No response.

If these corporations are going to hide from view and make it difficult for us to have informed information on their proposed changes to our lives, THEN WE DON'T WANT them in our neighborhood.

As stated above our concerns are many, some are listed below:

1. Ascetics
2. Noise
3. Intrusiveness
4. View
5. Security
6. Traffic
7. Safety
8. Destructive construction practices
9. Lighting

A note on the last item. When the Palladium was built and the land filled, the heavy equipment caused vibration damage to several homes. There was no protection to those homeowners. This is unacceptable. We will be heard and will be protected.

I can be contacted and met with most of the day and would look forward to seeing all proposals and giving my input and concerns.

Fred Ross
7920 NW 38 Ct
Hollywood, FL 33024



E-mail: BIONAUT@BELLSOUTH.NET
Cell Phone: 954-849-3936 (BEST)
Home Phone: 954-437-0360
Fax: 954-437-5745

Exhibit 6 (*Public Participation Summary/Report*)

EXHIBIT "D"

Summary of Discussion
At
November 27, 2006 Citizen Participation Meeting
Doral Campus

Peter R. Gallo, P.E., of LandPlan Engineering Group, Inc. opened the meeting and explained the Town's Citizen Participation Ordinance, which requires an applicant to hold two meetings with neighbors who live within 1,000 feet of the subject property. The results will be summarized in a "Citizen Participation Report" which will be submitted to the Town staff. He also explained to those in attendance that they will also have the opportunity to speak and raise their concerns at the Planning and Zoning Board and Town Council public hearings.

Mr. Gallo then explained that a Site Plan application had been filed with the Town of Davie for the construction of a proposed office development to be located on the south side of Stirling Road, and east of University Drive in the Town of Davie, Broward County, Florida.

The Property is known as a portion of the, Riveria Commercial Park North Plat as recorded in the Plat Records of Broward County, PB 127, PG 49. The site is located in Section 3, Township 51S, and Range 41E and contains approximately 4.90+/- acres. Mr. Gallo explained that the CLIENT intends to proceed with the construction of a 82,656 S.F. +/- office building, along with the associated parking and utility infrastructure to support the project.

The following questions and or concerns were posed by the various neighbors:

- 1. The Neighbors are presently experiencing motorized vehicles speeding quickly on the existing parking areas on the subject property and to the south of it. They would like speed bumps placed so as to minimize the speed at which the people are driving.**

The Proposed Office Building will consist of a professional workforce and speeding through the parking lot is not anticipated. Speed Bump are a general liability to the public at large and if not visible or not recognized can cause drivers to loss control of their vehicles and is not recommended.

Summary of Discussion
At
November 27, 2006 Citizen Participation Meeting
Doral Campus

- 2. The neighbors wanted to know what the proposed lighting was to be and was it going to look and illuminate as it does presently.**

The Applicant indicated that we would work with the Town of Davie staff in order to minimize the impact of site lighting on the adjoining neighborhood.

- 3. The neighbors do not want the water on the subject site to roll off onto their abutting properties thus causing flooding of their properties.**

The Drainage System will be designed in accordance with the requirements of the Town of Davie and the Central Broward Water Control District. The proposed project is part of a master permit previously approved for the property.

- 4. The neighbors would like to see the new landscaping be at a minimum 12' height (trees) and that the existing landscaping on the site be improved and maintained.**

The tree proposed for the site are in accordance with the Landscape Code of the Town of Davie and will be reviewed and approved by the Town staff prior to construction.

- 5. The neighbors would like instead of the approved chain link fence existing , a separation wall put in around the subject site because the existing chain link fence continues to stay in a state of disrepair.**

The chain link fence is a pre-existing feature of the site previously approved for the site by the Town of Davie Council. If the chain link fence is in dis-repair the developer will make all necessary repairs.

- 6. A neighbor was not pleased at the placement of the dumpsters. The existing dumpster he feels causes too much noise at pick up from waste management and is afraid the proposed placement of the dumpsters would cause the same noise problem as now.**

The dumpsters have been placed around the site to provide for the use of the office buildings and to provide for ease of pick up by the waste management company.

Summary of Discussion
At
November 27, 2006 Citizen Participation Meeting
Doral Campus

- 7. They wanted to make sure the a/c units on the roof of the buildings would be hidden and the noise level be at a minimum.**

The building will be designed to hide the mechanical equipment and will be screened from view of the Neighborhood.

- 8. They were unhappy with the existing power poles and wanted the new development to have the power underground.**

The existing poles are owned and maintained by FPL. All service to the proposed Office Buildings will be underground.

- 9. The neighbors also would like that the buildings be one story.**

The Building Height is in accordance with the B-2 Zoning Requirement. No variances or waivers are being request for the project.

- 10. Are the colors depicted on the rendering the final colors?**

The Rendering presented at the meeting represents the colors intended for the Building.

EXHIBIT "F"

Summary of Discussion
At
December 4, 2006 Citizen Participation Meeting
Doral Campus

Peter R. Gallo, P.E., of LandPlan Engineering Group, Inc. opened the meeting and explained the Town's Citizen Participation Ordinance, which requires an applicant to hold two meetings with neighbors who live within 1,000 feet of the subject property. The results will be summarized in a "Citizen Participation Report" which will be submitted to the Town staff. He also explained to those in attendance that they will also have the opportunity to speak and raise their concerns at the Planning and Zoning Board and Town Council public hearings.

Mr. Gallo then explained that a Site Plan application had been filed with the Town of Davie for the construction of a proposed office development to be located on the south side of Stirling Road, and east of University Drive in the Town of Davie, Broward County, Florida.

The Property is known as a portion of the, Riveria Commercial Park North Plat as recorded in the Plat Records of Broward County, PB 127, PG 49. The site is located in Section 3, Township 51S, and Range 41E and contains approximately 4.90+/- acres. Mr. Gallo explained that the CLIENT intends to proceed with the construction of a 82,656 S.F. +/- office building, along with the associated parking and utility infrastructure to support the project.

The following questions and or concerns were posed by the various neighbors:

1. **Mr. Ross would like another meeting at a more convenient time and place (which was agreed to) 7:00 on a Tuesday was suggested.**

The Developer has agreed to meet anytime with the neighbors as directed by the Town of Davie.

2. **Mr. Ross also, would like a separation wall.**

The chain link fence is a pre-existing feature of the site previously approved for the site by the Town of Davie Council. If the chain link fence is in dis-repair the developer will make all necessary repairs. The landscaping will be designed to provide a buffer between the two uses.

Summary of Discussion
At
December 4, 2006 Citizen Participation Meeting
Doral Campus

- 3. Mr. Ross would like the power lines which will power the project to be underground; and the existing ones removed.**

The existing poles are owned and maintained by FPL. All service to the proposed Office Buildings will be underground

- 4. Mr. Ross would like the landscaping to be in strategically placed for his benefit and have a say in the type of foliage used for the project.**

The Landscaping proposed for the site are in accordance with the Landscape Code of the Town of Davie and will be reviewed and approved by the Town staff prior to construction.

EXHIBIT "D"

Summary of Discussion
At
January 23, 2007 Citizen Participation Meeting
Doral Campus

Peter R. Gallo, P.E., of LandPlan Engineering Group, Inc. opened the meeting and explained the Town's Citizen Participation Ordinance, which requires an applicant to hold two meetings with neighbors who live within 1,000 feet of the subject property. The results will be summarized in a "Citizen Participation Report" which will be submitted to the Town staff. He also explained to those in attendance that they will also have the opportunity to speak and raise their concerns at the Planning and Zoning Board and Town Council public hearings.

Mr. Gallo then explained that a Site Plan application had been filed with the Town of Davie for the construction of a proposed office development to be located on the south side of Stirling Road, and east of University Drive in the Town of Davie, Broward County, Florida.

The Property is known as a portion of the, Riveria Commercial Park North Plat as recorded in the Plat Records of Broward County, PB 127, PG 49. The site is located in Section 3, Township 51S, and Range 41E and contains approximately 4.90+/- acres. Mr. Gallo explained that the CLIENT intends to proceed with the construction of a 82,656 S.F. +/- office building, along with the associated parking and utility infrastructure to support the project.

The following questions and or concerns were posed by the various neighbors:

- 1. The Neighbors are presently experiencing motorized vehicles speeding quickly on the existing parking areas on the subject property and to the south of it. They would like speed bumps placed so as to minimize the speed at which the people are driving.**

The Proposed Office Building will consist of a professional workforce and speeding through the parking lot is not anticipated. Speed Bump are a general liability to the public at large and if not visible or not recognized can cause drivers to loss control of their vehicles and is not recommended.

Summary of Discussion
At
January 23, 2007 Citizen Participation Meeting
Doral Campus

- 2. The neighbors wanted to know what the proposed lighting was to be and was it going to look and illuminate as it does presently.**

The Applicant indicated that we would work with the Town of Davie staff in order to minimize the impact of site lighting on the adjoining neighborhood. No lighting will exceed 0.50 foot-candle at the property line.

- 3. The neighbors do not want the water on the subject site to roll off onto their abutting properties thus causing flooding of their properties.**

The Drainage System will be designed in accordance with the requirements of the Town of Davie and the Central Broward Water Control District. The proposed project is part of a master permit previously approved for the property.

- 4. The neighbors would like to see the new landscaping be at a minimum 12' height (trees) and that the existing landscaping on the site be improved and maintained.**

The tree proposed for the site are in accordance with the Landscape Code of the Town of Davie and will be reviewed and approved by the Town staff prior to construction.

- 5. The neighbors would like instead of the approved chain link fence existing , a separation wall put in around the subject site because the existing chain link fence continues to stay in a state of disrepair.**

The chain link fence is a pre-existing feature of the site previously approved for the site by the Town of Davie Council. The developer has agreed to construct an 8' wall along the residential areas.

- 6. A neighbor was not pleased at the placement of the dumpsters. The existing dumpster he feels causes too much noise at pick up from waste management and is afraid the proposed placement of the dumpsters would cause the same noise problem as now.**

The dumpsters have been placed around the site to provide for the use of the office buildings and to provide for ease of pick up by the waste management company. The developer has agreed to move the dumpsters to lessen the impact to the adjacent residential areas.

Summary of Discussion
At
January 23, 2007 Citizen Participation Meeting
Doral Campus

- 7. They wanted to make sure the a/c units on the roof of the buildings would be hidden and the noise level be at a minimum.**

The building will be designed to hide the mechanical equipment and will be screened from view of the Neighborhood.

- 8. They were unhappy with the existing power poles and wanted the new development to have the power underground.**

The existing poles are owned and maintained by FPL. All service to the proposed Office Buildings will be underground.

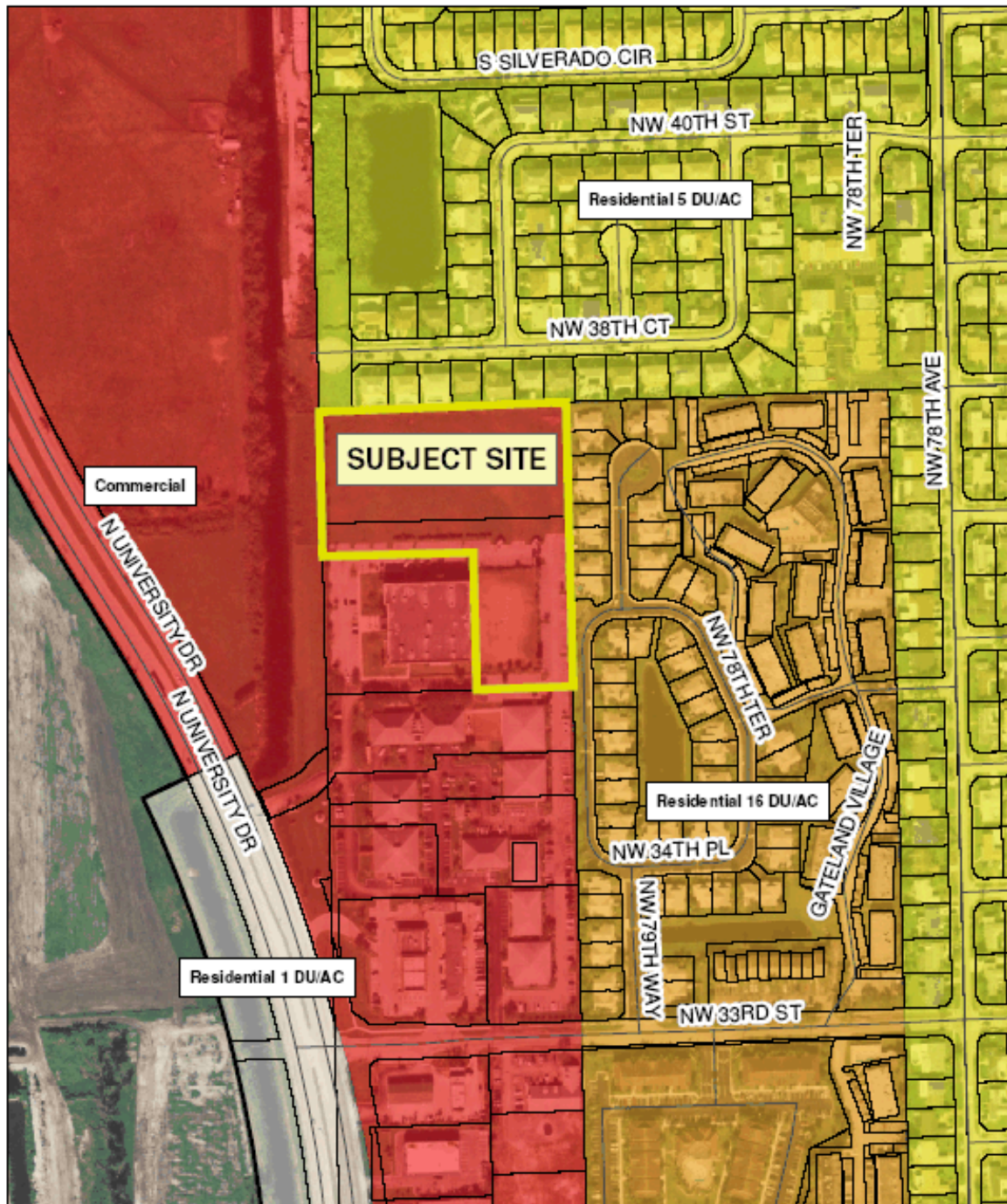
- 9. The neighbors also would like that the buildings be one story.**

The Building Height is in accordance with the B-2 Zoning Requirement. No variances or waivers are being request for the project.

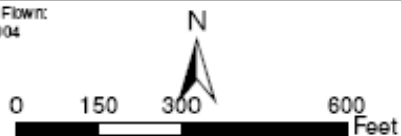
- 10. Are the colors depicted on the rendering the final colors?**

The Rendering presented at the meeting represents the colors intended for the Building.

Exhibit 7 (*Future Land Use Map*)



Date Flown:
12/2/04

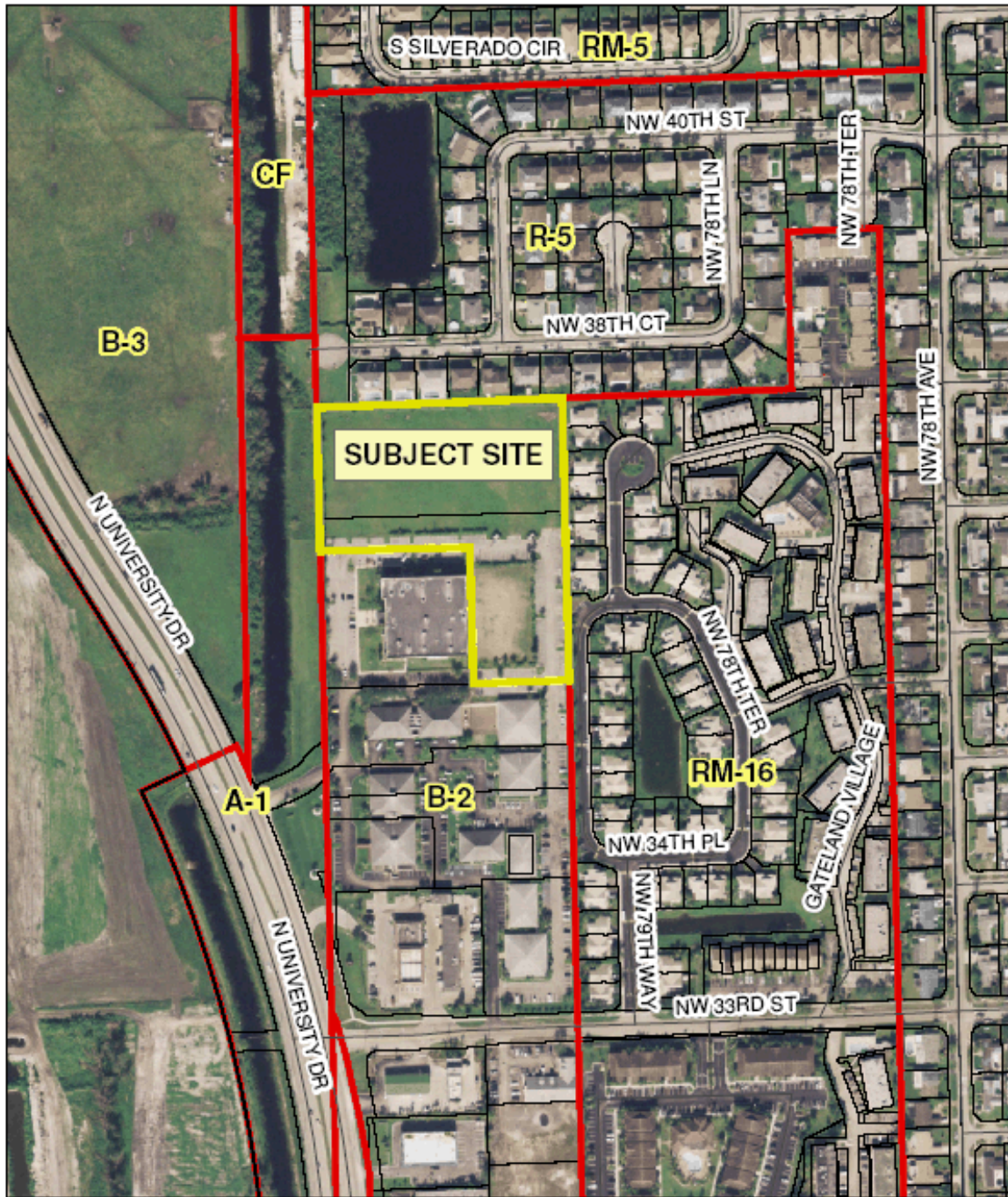


Prepared by the Town of Davie GIS Division

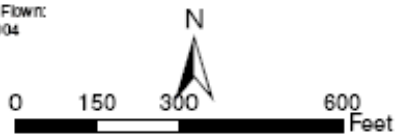
Site Plan
SP 9-3-06
Future Land Use Map

Prepared by: ID
Date Prepared: 5/16/07

Exhibit 7 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2004



Prepared by the Town of Davie GIS Division

Site Plan
SP 9-3-06
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 5/16/07

